

# FOR SALE—REAL ESTATE.

**ATTENTION!**

5,000—Property on North Quincy st. Pays 5 per cent.  
 1,500—8 room house, well, cistern, 2 lots, Branner st.  
 1,500—8 room house, well, cistern, 3 lots, near Washburn.  
 1,500—8 room house, well, cistern, 3 lots, Bolles ave.  
 1,500—8 room house, well, cistern, barn, 3 lots, Buchanan st.  
 1,500—8 room house, well, cistern, city water, sewer, barn, 2 lots, Clay st.  
 1,500—8 room house, modern except heat, barn, 1½ lots, Clay st.  
 1,500—7 room house, well, cistern, 3 lots, Clay st.  
 4,000—New modern 8 room house, furnace, gas, electric lights, 1½ lots, Fillmore street.

4,500—Thoroughly modern 7 room cottage, barn, laundry, 3 lots, Lincoln st.  
 3,500—Modern 7 room house, barn, 1½ lots, Lincoln st.  
 4000 Per Acre—Well improved ¼ near Willard.  
 1200 Per Acre—55 near Dover.  
 2000 Per Acre—240 near Dover, good water, unimproved except fence.  
 4000 Per Acre—330 well improved, near Auburn.  
 5000 Per Acre—500 well improved, near Valencia.  
 400 Per Acre—13 sections Lincoln and Elbert counties, Colorado.  
 500 Per Acre—10,000 in Elbert county, Colorado. Good water.  
 1.75 Per Acre—8 sections Hamilton county land, Kansas.  
 .50 Per Acre—1,250,000 in Coalville, on the Rio Grande river.  
 Southern and Mexican timber lands.

Anything you want in Topeka or Shawnee county real estate or insurance.

H. C. BOWMAN.

IND. TEL. 691.

42 COLUMBIAN BLDG.

# FOR SALE—REAL ESTATE.

**GEORGE M. NOBLE & CO.**  
**OPPOSITE THE POSTOFFICE.**  
**TOPEKA, KAN.**

1,500 for 2 lots and brick house with 6 large rooms, on Jefferson st., city and cistern water, will rent for \$15.00, making a good investment for home or income.  
 2,500 for 2 lots on Buchanan st., near Central Park, six rooms, besides a bath room and hall, 5 closets, fixtures for both gas and electricity. Rec. 175.  
 3,500 for 1½ lots on Lincoln st., with 6 room house, all modern, nice shade and fruit trees and barn. Rec. 175.  
 5,000 for 2 lots in best part of Clay st. with 8 rooms, all modern house, good of stars, good barn. Rec. 165.  
 30,000 for best location in the city for apartment house 75 by 150 feet, streets and alley on three sides. There is nothing else in the city quite equal to this for that purpose.  
 Centrally located business properties yielding fine incomes.  
 Vacant lots in Orchard Place, in Martin and Dennis' addition, in Oakland and in all parts of Topeka.  
 Some particularly attractive bargains in Santa Fe district, either for home or as investments for rental purposes.  
 We have recently checked over our city list and we have over 500 improved properties, comprising every variety, from the cheapest to the most expensive.  
 We have a very large list of farms and suburban tracts in Shawnee and adjoining counties, of all sizes, all prices and terms to suit purchasers.  
 We make loans on improved farms at low rates.  
 BOTH PHONES 441.

BENEDICT & CO.

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BENEDICT & CO.

A cottage and 1 east front lots, on Fillmore street, choice location. Price \$2,500. This is the last piece of property belonging to a non-resident owner and our instructions are to sell.

7 room house, 1½ lots, on Tyler street, near 6th. Price \$2,000. The land without any improvement is worth \$150.

7 room house and 2 lots on West Sixth avenue, bath, bowl and closet, electric lights and gas, city water and cistern, good barn. See us for price.

New 8 room house, with hard pine finish, fine cellar, 2 lots, on car line. A bargain.

A good 8 room house with 5 east front lots, in Oakland, has a fine well, cellar and barn, chicken house. To be sold on payment plan. Only a small amount of cash necessary to handle this.

5 room cottage, 4 lots, good well and cellar, fruit and shade, not far out. Price \$750.

See us before you buy.

HELL 145 RED-IND. ST.

BENEDICT & CO.

OVER 10 CENT STORE.

5th KANSAS AVE.

BEAUTIFUL WESTLAWN.

That's what everyone will call at pretty soon. Of course, while 15 or 20 houses are being erected at one time and several blocks of paving being laid, there is too much clutter.

**BUT JUST WAIT!** No cheap houses, no cheap people. Every city convenience. And, probably, no vacant lots in a few months more. So, if you want to do your own building, better pick out your lots now. If you want your house built for you, we will save your money on your own plans.  
 Look at 500 Lane street Sunday—absolutely the best house for the price ever built here. We won't describe it here. Price \$4,750.  
 Send for our price lists and plans. Other houses being completed are for sale; also from about \$2,000 up.  
 See large Westlawn ad. on another page.

**THE STRAUSS AGENCY.**  
 107 E. SEVENTH. G. D. LITTLE, 508 Lane St., Manager.

DAWSON & PIERSON.

DAWSON & PIERSON.

111 E. SIXTH ST.

1 lot, 6 room house, cellar, cistern and well, good barn, all kinds of small fruit. Price \$1,750.

1 lot, 8 room house good repair, well, a barn, coal shed, rents for \$13.00 month. Price \$1,150.

Good boarding and rooming house of 2 rooms in shop district, place in fine repair, east front. Price \$1,800. Terms.

Good rental property, 2 story brick business house, rents for \$15 per month—Price \$2,500; \$200 cash, balance 5 per cent.

One lot and a four room cottage on Monroe street, close in, the lot is worth almost as much as we ask for the place. Price \$1,250. Easy terms.

We have two seven room houses on Lincoln street, that are modern in every respect, with three east front lots. This property can be sold. Worth the money.

We have about 200 lots for sale in all parts of the city at prices ranging from \$25 to \$500 each. Come and see us.

DAWSON & PIERSON.

DAWSON & PIERSON.

110 W. SIXTH ST.

**BOTH PHONES 411.**

FOR SALE:

7 room dwelling, 1½ lots, fine lawn, large elm shade trees, good barn, cistern and city water. Property in good condition, situated on Madison st., close in. Owner desires to leave city and must be sold at once. Price \$2,000.

Fine 8 room cottage, 2 full lots, fine shade, lawn, city and cistern water. Property in good condition, on Harrison st., near 11th. Price \$2,150.

1½ lots, 4 room cottage, well and cistern, cemented cellar, barn. Property in first class condition. On Chandler street, in good location. This is a bargain. Price \$900.

1½ east front lots, 9 room modern cottage, in first class condition, on Madison st., near 15th. Price \$2,500.

5 lots on Western ave. in good location, east fronts. Price \$400.

5 lots on Fillmore st., east front, well located. Price \$300.

5 east front lots on Buchanan st., well located. Price \$750.

RODGERS, DAVIS & CO.

RODGERS, DAVIS & CO.

BOTH PHONES 418.

HOUSES ON PAYMENTS.

8 room 2 story and barn, on Jefferson st., near 4th, \$500 cash.

6 rooms, 2 story, on Jefferson, near 4th, \$300 cash.

5 rooms, bath, attic, new cottage, modern in all respects, on Lane st., near 5th, \$500 cash.

We have many other bargains. Call on

GUTHRIE & GUTHRIE

GUTHRIE & GUTHRIE

115 EAST FIFTH ST.

IND. TEL. 591.

ROOM & OFFICE BLOCK.

# FOR SALE—REAL ESTATE.

**GILLETTE & GILLETTE,**  
 104 W. FIFTH ST.

IND. TEL. 978.

New 7 room modern house, 3 lots, Clay st., \$2,150.  
 Good 7 room cottage, 1½ lots, Clay st., \$2,500.  
 Good 6 room house, on Tyler st., good location, \$2,000.  
 Good 5 room house, on Chandler st., near 4th st., \$1,250.  
 Good 5 room house on Monroe st., near 5th st., \$2,100.  
 10 acre tract 4 blocks from car line, \$1,000.  
 Buildings on Topeka ave. and 5th for rent.  
 Several small tracts close to city at bargains.  
 Building lots in good location, sold on monthly payments.  
 Money to loan on real estate at 5 per cent. We write insurance.

GILLETTE & GILLETTE,

GILLETTE & GILLETTE,

104 W. FIFTH ST.

104 W. FIFTH ST.

**S. M. WOOD & CO.,**  
**TOPEKA, KAN.**

IND. TEL. 978.

634 KANSAS AVE.

OHIO: ATTENTION! I have \$40 to \$50,000 Topeka realty and good \$10,000 business will sell or trade for realty in Dayton, Canton, Cleveland or Springfield, Ohio.

23 acre stock and grain farm 5 miles south of the U. P. R. station, Terracotta, 20 acres broke, balance hay and pasture, good house 4 rooms, stabling, well and pond, good water, \$5,000 half Topeka rental property or a small farm near.

26 bottom farm Wabunaw station, sell, take good 80 for part if near Topeka. Price \$50.

Five home and a farm, Rice county, Kansas, for Topeka property. Chicago flats \$15,000; Topeka home for half.

10 acre home Highland Park for home in Los Angeles, \$2,000.

10 acre home west of Topeka for a 40 acre farm near Springfield, Mo.

Five homes or cheap homes, all kinds, all parts of city.

Five farms and ranches all parts Colorado.

150 Kansas ave., 1½ lots, house 7 rooms, water, \$1,500. Cash and time, or home in Los Angeles.

Good list of houses for rent. Come and see us.

Next Texas excursion June 19th, delightful trip to Old Ocean and cheaper than staying at home.

S. M. WOOD & CO.,

S. M. WOOD & CO.,

TOPEKA, KAN.

TOPEKA, KAN.

**BARGAIN IN LOTS!**

5 lots, 4 on northeast corner, and 4 on the northwest corner, 15th and Tyler.

Gas and sewer, 1 block to paving. Can be had at great sacrifice if sold this week.

See me.

DAVID L. LAKIN, REAL ESTATE.

DAVID L. LAKIN, REAL ESTATE.

IND. 12-BELL 104 B.

IND. 12-BELL 104 B.

With application will secure one lot in the new town of Scullin, in the Chickasaw nation. Scullin is the center of the richest agricultural and cattle section in this new state. If we were to tell you here in this paper about the many golden opportunities for business men, professional men, merchants, farmers and especially young men who are desirous of accomplishing something in life and making real men of themselves, of the beautiful mountain streams filled with speckled beauties of the famous Washita valley, the pure air, bracing and invigorating, and to the investor who can see the great future of this new country, it would bankrupt us as to pay for the space necessary, so we ask you to call at

For particulars, giving all particulars of this exceedingly attractive location.

Sale of lots in each locality are limited until opening day. And to secure a lot you must get busy.

H. S. DAY & CO.,

H. S. DAY & CO.,

IND. 12-BELL 104 B.

IND. 12-BELL 104 B.

**BARGAINS!**

Finest new home in Topeka, 1½ lots, 7 rooms, strictly modern, near Holiday Park. Want offer.

7 room house, close in, Tyler st., new furnace, \$1,950.

6 rooms, gas, city water, few blocks west of transfer station, \$1,750.

1½ lots, 6 room cottage, modern, \$1,900.

2 lots Western ave., \$300.

1½ lots W. 8th st., \$350.

1½ lots Central Park, \$250.

2 lots near Washburn college. Want offer.

**PARTNERSHIP REAL ESTATE CO.,**

107 W. FIFTH ST.

Bell Phone 151 Red.

Ind. Tel. 971.

**FOR SALE—4 room house, well, cistern, 3 lots, or will exchange for house near car line. Corner Buchanan and 23rd st.**

**EXTRA GOOD.**

**(FOR SALE BY W. M. FORRESTER.)**  
 HOUSES: 2 rooms, 3 lots, Morris, \$1,500.  
 GARFIELD: 6 rooms, 2 lots, \$1,100.  
 Terms.

**CENTRAL PARK: Modern 7 rooms, \$2,000. Another 7 rooms, \$2,000. Another 7 rooms, \$2,000.**

**Another \$2,000. Nice 4 room cottage, 3 lots, \$1,500. New 7 rooms, 2 corner lots, \$2,500.**

**2 rooms, modern, Topeka ave., close, \$1,000. 5 rooms, modern, near Capitol, \$2,000. 3 rooms, close in, new, \$1,000. rent \$12. 108 Harrison, 6 rooms, 3 lots, \$2,500. 2 lots, 1½ lots, Morris avenue, out to \$1,250.**

**TRACED: 1 acre, 4 rooms, close in, \$500. 1 acre, 4 rooms, west side, \$500. 5 acres, 5 rooms, west college, \$2,100. 5 acres west, \$500. 10 acres near \$500. 50 acres improved, south side, \$2,000. Snap.**

**LOTS: Clay near 5th, \$500. Governor's Square lots \$250, one site \$100. 5 high corner lots, Douthitt, all for \$600. 1½ east front, Morris, \$150. 1½ east front Garfield, shade, \$300. 2 high east front, Morris, \$250. Lane and 12th, \$150. 1½ Bales, 2 for \$225. 1½ 6th Van Buren, \$1,700. 12th Shawnee county, \$2,500. 15 improved, Tennessee, \$1,500. 50 Highland, \$2,500. 20 Wallace county, N. 15, 15, 15, 15. Next week 2-5 cash.**

**W. M. FORRESTER.**  
 107 West Seventh St.  
 Bell Phone 20. Ind. Tel. 114.

**6 ROOM COTTAGE \$1,300.**

6 room cottage, 1½ lots, Morris ave.; a snap at \$1,300.

**ROUDEBUSH, STORMONT BLDG.,**  
 107 W. Sixth St.

**DID YOU EVER HEAR?**

Of a cheap home like this? Ten rooms, next to 6th and Clay, 2 lots, every convenience, east front, large bath, comparatively new. Price \$3,500. Might consider a good proposition. We are sole agents. POSSESSION AT ONCE.

**THE STRAUSS AGENCY.**  
 107 E. Seventh St.

**BUILDING LOTS.**

Well located, in different parts of the city, at moderate prices. Terms to suit. See us for particulars.

DAVIS, WELLCOME & CO.,

DAVIS, WELLCOME & CO.,

Both phones 103.

Both phones 103.

**FOR SALE—Good 6 room house, pantry, cellar, barn, coal house, chicken house, closet, well, shade, 3 lots, cheap if sold soon. 24 Michigan ave., Oakland.**

**FOR SALE—Bicycles, three, sundries, gas business and fixtures, gas mantles and supplies, Central Cycle Co.**

Both phones 103.

Both phones 103.

107 West 6th St.

107 West 6th St.

# FOR SALE—REAL ESTATE.

**GOOD THINGS!**  
**GOOD THINGS!**

3 rooms and hall, modern residence, large barn, fine lawn, east front, on Western ave., Holiday Park location. Price \$2,800.  
 7 rooms and halls, new modern residence, 2 lots, corner of 13th st. and southwest of state house. Price \$3,800.  
 6 room modern cottage, 2 lots, 3 blocks of state house. Price \$2,000.  
 6 rooms and hall, new hard wood finish, east front, bath, 3 blocks of state house. Price \$2,500.  
 8 room modern cottage fronting on Bethany college grounds, fine condition. Price \$2,750.  
 7 rooms and hall, strictly modern, new, hard wood finish, 2 lots, Central Park. Price \$2,800.  
 7 rooms and hall, furnace heat, east front, on Tyler st., south of Huntoon. Price \$2,000.  
 5 rooms and hall, new \$300 porch, east front, on Clay, near Huntoon. Price \$1,900.  
 6 rooms and hall, east front, on Polk st., near 6th. Price \$1,250.  
 East front lots, Westlawn location. Price \$300.  
 Lots on West st., north of 15th st. Price \$225.  
 Fine lots Orchard Place, Thurston Place, Potwin and all other parts of the city. We have the largest list.

**BARNES REAL ESTATE CO.,**

**FIFTH & JACKSON STS.**

**BOTH PHONES 262.**

**ONLY special bargain prices cut \$100 to \$500 by owners who want to sell at once. 6 room cottage and bath room, double coal house, 1½ lots, fenced, fruit, near Lowman Hill school, \$1,500; two 3 room new cottages, good investment, on Lincoln, near 11th, \$500 and \$550; \$500 cash, balance payments; 5 room new cottage, porch, chicken and coal house, fruit, \$1,500; 100, 2 C. Nider, C. C. Knox, 113 W. 8th, phone 1428.**

**VACANT LOTS—EAST AND WEST FRONTS.**

Polk st., between 16th and 17th sts., \$25 each, cheap.

Harrison, south of 18th.

Tyler and 18th, 1½ lots, \$235 each. East front.

Polk, near 18th, 3 lots, \$200 each.

Clay, between 14th and 15th, \$500 each.

Harrison, near 18th, \$15 each.

Harrison and 16th, 2 east front lots, \$225 each.

Lane, near 18th, 3 lots, \$400 each.

Topeka ave., between 15th and 16th sts., 4 lots, \$125 each.

Lane st., 5 lots, \$150 each.

Bolles ave., 3 lots, \$112 each.

Van Buren and 15th, 3 lots, \$225 each.

Central ave., lots \$225 to \$250 each, as to price and terms these can not be exceeded.

And many other choice locations.

**SHAWNEE AGENCY,**  
 Ind. Tel. 555. 504 Kansas Ave.

**REAL SNAP.**

The finest 7 room cottage in the city, finished in oak and hard wood, thoroughly modern, cistern and city water, motor to carry soft water to fixtures, good barn, 3 lots, east front, shade, lawn, etc. Price for a few days only \$2,750.

\$2,800 for an 8 room modern house, west side, near 7th st. This is less than the improvements cost on either of the above properties.

**G. W. W. YATES,**  
 Ind. Tel. 621. 625 Kansas Ave.

**50 ACRES HAY LAND.**

We have 50 acres hay land 5 miles from Madison, Greenwood county, Kansas, to trade for other vacant or improved property in Topeka.

**ROUDEBUSH, STORMONT BLDG.,**  
 107 West Sixth St.

**FOR SALE OR RENT.**

4 room cottage, modern, 1½ lots, S. Quincy st., \$2,000.

6 room house, 1½ lots, South Quincy st., \$2,000.

4 room cottage, 1 lot, Chandler st., near 20, \$900.

3 room house, 1½ lots, city and cistern water, Morris ave., near 11th st., \$2,500.

6 room house, 1½ lots, Spruce st., near 11th, \$1,600.

Farms and city property for sale in all parts of country and city.

List your property and vacant lots with some good houses for rent.

Come and see us.

**NIXON & SPENCER,**